

PLANNING COMMISSION MINUTES
Mayville City Hall, 15 S. School Street, Mayville, WI
June 22,2022

1. Call to Order and Roll Call.

Member present: John Guinn, Andy Shoemaker, Merlin Kahlhamer, Broc Fleischer, Gene Frings, Bob Smith, Travis Puls

Member absent: John Gable

2. Approve Agenda.

Motion by Frings, second by Kahlhamer to approve the agenda, including a motion to amend item 4 to “Approve the Minutes of the May 25, 222 meeting”. Motion carried on a voice vote.

3. Citizen Comments

No Citizen Comments

4. Approve the Minutes of the April27, 2022, meeting

Motion made by Shoemaker, second by Kahlhamer to approve the May 25, 222 meeting minutes.

5. Discussion with Possible Action regarding a proposed self-storage unit development in the River Knoll Industrial Park, Parcel #251-1216-1412-004

Motion made by Smith, seconded by shoemaker to discuss the proposed self-storage unit project. Ty and Jodi Hockers were present to discuss the proposed development. Phase 1 of the project is to consist of purchasing the first lot and start construction in October of 2022. The first phase will consist of two storage buildings and storm pond being built. The plan is to have both building completed by the spring of 2023. Phase 2 is proposed to be started in 2026 with the purchase of land immediately East of phase one and the construction of a third building. In 2028 they are proposing to build a fourth build and the last building would be built by 2030. The mayor asked if any infrastructure improvements would be needed as part of the proposed development. Ty stated that they would only require electricity for the light and that the current gravel road would be fine. There was also discussion regarding whether or not the city would be interested in extending the road and utilities up to the proposed driveway location. It was decided that for now extending the road and utilities were not needed. Shoemaker brought up the winter maintenance for the road would have to be looked at. Shoemaker also brought up the city program to sell the land for \$1 and whether the project would qualify. Smith thought that the property would meet the requires for the land purchase program. Ty also brought up that they are hoping to use the proposed phase two as a barrow pit to level both sites at the start of the project. It was also discussed who should be responsible for covering the realtor fee and the survey to create the lots. Further discussion was had regarding the survey and it was

decided to do a single lot survey for the proposed phase 1. Ty would then be given the right of first refusal to the proposed phase 2 land.

A motion was made by Guinn, seconded by Shoemaker, to approve the land sale of phase 1 parcel for \$1 per acre as described by the exhibit subject to the following,

- a) Buildings 1 and 2 are to be built as described on the exhibit 1 by May of 2023.
- b) Realtor and property survey (CSM) fees are to be paid by the City of Mayville up to \$7,000. If the cost exceeds \$7,000 Ty Hocker would be responsible for the remainder. If he would not pay the developers agreement would be voided. If Ty would walk away, he would be responsible for the attorney fee to prepare the developers agreement.
- c) No further road or utility improvements are required to be built by the City of Mayville as part of proposed development
- d) Ty Hocker would have the right of first refusal to lands lying immediately east of the proposed phase 1 (shown on exhibit as phase 2)
- e) Ty Hocker would be allowed to use the lands designated on the exhibit as phase 2 for barrow to level the proposed phase 1.
- f) The proposed phase 2 would be subject to the same terms as agreed to in phase 1 if/when phase 2 would be started. Dates would be determined at the time proposed phase 2 would commence.

Motion passed on a 5-0 vote on a roll call vote.

6. Discussion regarding a land division between 238 Grove Street, 444 and 430 Willow Court

Zack Pfeiffle (444 Willow Cir.) and Eva Baehring (238 Grove St.) came in to discuss their proposed land redivision. Eva's current property is split by the creek and she is looking to sell the east portion of her property to 2 of her neighbors.

7. Discussion City of Mayville's extraterritorial review boundary as it pertains to the city owned parcel in the landfill

Discussion was had regarding the extraterritorial review boundary. The County sends the review to the City if it is within 1.5 miles of any property within the City's jurisdiction. Members of the Commission Clarified that they are only concerned about

8. Adjournment.

Motion made by Kahlhamer, seconded by shoemaker, to adjourn the meeting at 6:11 PM

Minutes prepared by Nick Chikowski